

1. CHANGE OF CLASSIFICATION OF PART OF BARNETT PARK

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The purpose of this report is to change the classification of part of Barnett Park to enable the Redcliffs/Sumner Community Crèche Inc to build a crèche on part of the park.

CONTEXT (PROCESS AND FINANCIAL) OF REPORT

The Council resolved at its meeting on 12 December 2001 to approve in principle the use of part of Barnett Park as the preferred site for the proposed new building to house the Redcliffs crèche, subject to an appropriate consultation process. The proposed crèche will be a Council funded building, the Council having allocated \$300,000 towards the project over the 2001/02 and 2002/03 financial years.

Since then detailed investigations have taken place to identify the best site for the crèche, which has resulted in a site being chosen to the right of the main driveway into the park.

This part of the park is vested in the Council, and is classified as recreation reserve pursuant to Section 16 of the Reserves Act 1977. To build a crèche it is necessary to change the classification of the land to Local Purpose Reserve (Community Buildings) Reserve in accordance with section 24 of the Reserves Act 1977.

To achieve this, the Hagley/Ferrymead Community Board has recommended that the Council change the classification of the area of reserve on which it is proposed to build the crèche from Recreation Reserve to Local Purpose (Community Buildings) Reserve. Following the resolution to change the classification, the Council must publicly advertise its intentions for one calendar month, calling for objections. On completion of this process and the Council confirming its original decision, the resolution and objections (if any), will be sent to the Minister of Conservation for consideration and approval. If in agreement with the Council's resolution the Minister will place a notice of the change in the Gazette.

DESCRIPTION OF THE PROPOSAL

A committee which included all interested parties and elected representatives has worked through various options to find a suitable site.

As signalled, the favoured site is to the right of the driveway entrance into Barnett Park overlapping the site presently occupied by the front set of toilets (refer montages and landscape plan tabled at the meeting). It will be noted that five car parks at right angles to the driveway are to be constructed as required by the City Plan. Staff are of the view that the crèche can be well integrated into the site. The issue of writing off the book value and the demolition of the existing toilet is addressed in the following clause, Barnett Park – Toilet Block Demolition.

This area of the park does not have a title being part of Reserve 4979 Survey Office Plan 9556. Reserve 4979 has a total area of approximately 7.2813 hectares vested in the Council in 1960 for recreation purposes (NZ Gazette 1960 page 1472), and being classified as recreation reserve (NZ Gazette 1992 page 289). It is proposed to change the classification of approximately 1,555 square metres of the northwest corner of the reserve shown as section 1 on drawing number 25697/1 (attached) to Local Purpose (Community Buildings) Reserve. This proposed area includes the area set aside for the proposed crèche car park.

ISSUES

Detailed computer modelling of the impact of the surrounding hills on the shading of the proposed site was undertaken, the impact of which was not as great as at first thought. This information resulted in the crèche management committee and staff favouring the site. The site is away from the peak flood retention basin being constructed at the front of the park, allows uninterrupted views to be retained into the park from the road, and apart from requiring demolition of the toilet block, does not necessitate any alterations to be made to the present or proposed infrastructure. All other options required alterations to be made to varying degrees.

CONSULTATION

The proposal is required to be publicly notified pursuant to the City Plan and the Resource Management Act 1991.

The proposed change of classification of part of the park is required to be publicly notified in accordance with the requirements of section 24 of the Reserves Act 1977. It is intended to notify the residents in the area deemed to be affected by the proposal by letterbox drop.

Staff are of the view that the above mentioned consultation will satisfy the requirements of the Council's resolution of 12 December 2001 requiring that an appropriate consultation process be undertaken.

CONCLUSION

The proposed siting of the crèche on the northwest corner of the park adjacent to the Cave Terrace/Main Road Corner will have the least effect upon the present infrastructure of the park.

As mentioned earlier, the Hagley/Ferrymead Community Board recommends adoption of the proposal. This decision was taken by the Board at its meeting on 5 March 2003.

Recommendation

That the Council resolve pursuant to section 24 of the Reserves Act 1977 to change the classification of land described in the schedule below, from Recreation Reserve to Local Purpose (Community Buildings) Reserve subject to:

1. Public notification as required by the Reserves Act 1977 being undertaken including a letterbox drop to those parties that are deemed to be directly affected by the proposal.
2. The agreement of the Minister of Conservation being obtained for the proposal.

Schedule

1,555 square metres shown as section 1 on drawing number 25697/1 of Reserve 4979 SO Plan 9556

3. That the lease agreement with the Redcliffs/Sumner Community Crèche Inc include a requirement that the building remain a community crèche.
4. That the Redcliffs/Sumner Community Crèche Inc be advised that the Council is not prepared to make further funds available to the development of the crèche beyond the \$300,000 already granted.